

**CITY HEIGHTS REDEVELOPMENT
PROJECT AREA COMMITTEE MEETING MINUTES
MONDAY, FEBRUARY 14, 2005**

The members of the City Heights Project Area Committee (PAC) held their meeting at the Metro Career Center Office Building from 6:01 p.m. to 7:45 p.m.

The following members were present:

Karen Bucey	Astrid Cybulskis	Richard DeHoyos
Paulina Gillette	Marianne Greene	Kevin Hauck
Valentina Hernandez	Alfred Ilginis	Fred Lindahl
Thomas Mangum	Mazda Mehrnaz	David Nelson
Joe Sciarretta	Michael Sprague	Elizabeth Tate

The following members were absent: Greg Diethrich, Sandra Jones, George Ossavou and Patty Vaccariello.

Also Present: Maureen Ostrye (Redevelopment), Bob Kennedy (Redevelopment), Sam Johnson (Redevelopment) and Jeffrey Tom (CD3).

- I. Call to Order:** The meeting was called to order at 6:01 p.m. Roll call was conducted. A quorum was established.
- II. Agenda:** Sections VII. D. (City Heights Square Office/Retail Project DDA) and VII. E. (City Heights Square Senior Housing Project DDA) were trailed to the March PAC meeting.

Alfred Ilginis arrived at 6:03 p.m.
Mazda Mehrnaz arrived at 6:03 p.m.

III. Minutes

M/S/UC (Gillette/Mangum) January minutes were approved with a request to attach the City Heights Redevelopment Area Projects Updates report to the minutes.

Valentina Hernandez arrived at 6:06 p.m.

IV. Public Comment

Maria Cortez announced that the globes to the lights around El Cajon Blvd., Central Ave. and Van Dyke Ave were being installed. There is an El Cajon BIA meeting with Captain Kanaski and TAG program at 3727 El Cajon Blvd., February 17th at noon.

Jeffrey Tom of CD3 introduced himself as the new Chief of Staff for Toni Atkins. He announced the State of the District Address by Toni Atkins at the Balboa Park Club Ballroom, March 2nd, from 6:00 p.m. to 8:00 p.m.

Jay Powell of the City Heights Community Development Corporation announced they are seeking volunteers for the International Village Celebration Committee.

Pat Calloway of Price Charities/SDRC announced that they still have PITCH home loans and are adding rehabilitation loans for local residents. Information is available by calling 795-2018.

Staff Comment

Bob Kennedy introduced Maureen Ostrye of Redevelopment and asked that the PAC form a subcommittee for the many DDAs coming forward.

Board Comment

Alfred Ilginis brought up some concerns about the newly installed bulb outs and trees at Polk and Euclid.

Kevin Hauck announced a pilot project by the police department's vice unit to control crime around alcohol establishments.

Marianne Greene talked about her participation in the Normal Heights newspaper - the Adams Avenue Herald.

Valentina Hernandez announced a rally against eminent domain February 21st from 4 to 5 p.m. at 5th and J Streets. A Scoping Meeting for the Model School Project's Environmental Impact Report will be February 28th, 6 p.m., at the Metro Career Center. The Model School JPA meeting will be March 3rd, 5:45 p.m., at the Metro Career Center. She thanked Vons for raising \$500 for Clay Elementary School and Adams Ave. Elementary School. She announced that both Wells Fargo and Washington Mutual banks contribute a portion of account related fees to local schools of your choosing. Also, Albertson's supermarket contributes to local libraries and schools with the use of their card.

Michael Sprague announced that Patty Vaccariello has resigned from the PAC. The Area Planning Committee is having an election on March 7th and the filing deadline for candidates is February 28th. The Planning Department is holding a condo conversion workshop at the Water Supply Station in Kearny Mesa on February 28th, 6 p.m. You can RSVP with Michael Sprague or Marlon Pangilinan of the Planning Department. The mid-month City Heights Area Planning Committee meeting is moved to 6:30 p.m., February 23rd, at the Mid-City Police Substation.

David Nelson talked about a Union Tribune report regarding the ACLU suing the City of Baltimore for its placement of affordable housing in impacted areas.

Mazda Mehrnaz announced a Business Mixer (City Heights Business Association) at Nancy's Pub, February 17th. He commented that Tortilleria Lilly was given additional funds from the Adopt- A-Block program without approval from the CHBA. (Bob Kennedy responded to the comments and explained the process; the matter will be explored later.) He also requested support of the homeless by purchasing the "Street Life" publication.

Elizabeth Tate arrived at 6:33 p.m.

V. Administrative Matters

A. Subcommittees

The following ideas for subcommittees were submitted: Parks & Recreation, Traffic & Parking, Sidewalks & Lighting, Rehabilitation, Infrastructure, Bylaws, and Local Business.

B. Budget Subcommittee

Joe Sciarretta was appointed Acting Chair of the Budget Subcommittee. The first Budget Subcommittee meeting will be March 10, 2005, 4 p.m., at 4305 University Ave. A permanent chair, meeting time and location will be selected.

VI. Old Business – Administrative Matters

Marianne Greene (the Vice Chair) announced that she is taking a sabbatical and gave her resignation to the PAC.

Election of Vice Chair:

Elizabeth Tate nominated David Nelson for Vice Chair. David Nelson declined the nomination.

Joe Sciarretta nominated Thomas Mangum for Vice Chair. Thomas Mangum accepted the nomination.

Alfred Ilginis nominated Astrid Cybulskis for Vice Chair. Astrid Cybulskis declined the nomination.

M/S/UC (13-0-1, Joe Sciarretta/Alfred Ilginis) Vote to elect Thomas Mangum as Vice Chair of the City Heights PAC.

Marianne Greene left at 6:53 p.m.

VII. New Business

A. City Heights Square Senior Housing Project's Housing Replacement Plan

M/S/UC (13-0-0, Sprague/Hernandez) Motion to accept the City Heights Square Senior Housing Project Housing Replacement Plan.

B. Auburn Park Apartment Project's Housing Replacement Plan

M/No Second/F (Sprague) Motion to reject the Auburn Park Apartments Project Housing Replacement Plan.

M/S/UC (9-2-2, Ilginis/Gillette) Motion to approve the Auburn Park Apartments Project Housing Replacement Plan.

C. Proposal to add approximately \$331,000 additional funding for the First Time Homebuyer loan program

M/UC (13-0-0, Housing Subcommittee) Motion to approve \$331,000 in additional funding for the City Heights First Time Homebuyer loan program.

D. City Heights Square Office/Retail Project DDA and deal points
Trailed to March meeting.

E. City Heights Square Senior Housing Project DDA and deal points
Trailed to March meeting.

VIII. Chair and Subcommittee Reports

A. Chair's Report
No report.

B. Housing Subcommittee Report
David Nelson reported that four of the seven members attended the meeting, David Nelson was selected as Chair and the meeting time and location would stay the same (7:30 a.m. Tuesday before the PAC's regular meeting at Nate's Deli).
The subcommittee decided not to make any changes to the Housing Rehab program until its current funds were depleted. The Chair of the Subcommittee is to inform the PAC of any vacancies that may occur as other members have expressed interest in sitting on the Subcommittee.

C. Public Art Subcommittee
Karen Bucey reported that findings of benefit could not be made for the project and that other avenues of funding the project are being sought.

IX. Next Meeting Agenda

Subcommittees, Subcommittee reports, Budget Subcommittee report, budget update, Azalea Park Improvements, City Heights Square Office/Retail and Senior Housing DDAs and Auburn Park DDA.

X. Adjournment

The meeting adjourned at 7:45 p.m.